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Mike **Dobson**



**10 Bluebell Avenue,  
Garforth, Leeds,  
LS25 2FD  
Offers in excess of  
£295,000**



We are delighted to offer for sale this BEAUTIFULLY PRESENTED four bedroom semi-detached family home, being built by Ben Bailey Homes and situated amongst similar properties on this much sought after development within Garforth. To the ground floor an entrance hallway leads to the ground floor cloaks and open plan kitchen/dining/living room. The kitchen has a range of integrated appliances, whilst the dining/ living area has bi-fold doors opening to rear garden. A rear lobby and staircase lead to the first floor landing with doors to bedrooms two, three, four and a main house bathroom. To the second floor there is a spacious master bedroom with en-suite shower room. The property also benefits from Gas central heating and PVCu double glazing. Outside to the front of the property is a double width driveway providing off road parking. To the rear is a fully enclosed paved patio and lawned garden. An early viewing is essential to appreciate this lovely family home. DO NOT DELAY BOOK YOUR VIEWING TODAY!! PLEASE CALL 0113 2864276

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**Entrance hall**

Having a composite front entrance door, doors leading to the ground floor cloaks, door to kitchen, central heating radiator.

**Ground floor cloaks**

Having a two piece white suite comprising of a pedestal wash basin and a low flush w.c, part tiled to the walls, tiled floor, central heating radiator, extractor.



**Kitchen area 5.24m x 3.31m (17'2" x 10'10")**

Having a modern range for units to high and low level, roll edge work surfaces with one and half bowl, single drainer stainless steel sink and mixer tap, four ring gas hob with extractor hood over, built in eye level electric double oven, integrated microwave, integrated fridge freezer, integrated dishwasher, tiled flooring, PVCu double glazed window, central heating radiator, down lights to ceiling, being open plan to dining/living room. Positioned to the front.



**Kitchen Area Additional view**



**Kitchen Area Additional view**



**Dining/Living room 5.70m x 3.35m (18'8" x 11'0")**

Having PVCu double glazed bi fold doors opening to rear garden, tiled flooring, TV point, central heating radiator, door leading to rear lobby. Positioned to the rear.



**Dining/Living room additional view**



**Dining/Living room additional view**



**Rear Lobby**

With door to under stairs storage cupboard having plumbing for washing machine, door to rear garden, staircase to first floor, central heating radiator, tiled floor.

**First floor landing**

Doors to bedrooms two, three, four and bathroom, airing cupboard off, PVCu double glazed window, central heating radiator, staircase to second floor.

**Bedroom Two 3.15m x 3.33m (10'4" x 10'11")**

Double fitted wardrobe with sliding doors, PVCu double glazed window, central heating radiator. Positioned to the front.



**Bedroom Three 3.48m x 1.89m (11'5" x 6'2")**

PVCu double glazed window, central heating radiator. Positioned to the front.



**Bedroom Four 2.79m x 1.89m (9'2" x 6'2")**

PVCu double glazed window, central heating radiator. Positioned to the rear.



**Family bathroom 2.09m x 1.70m (6'10" x 5'7")**

Having a modern three piece white suite comprising of a rectangular panelled bath with shower over and side screen, vanity wash basin with draw below, low flush w.c., part tiled to the walls with tiled flooring, heated towel radiator, extractor, shaver point, down lights to ceiling.



**Second Floor**

With door to the master bedroom, airing/boiler cupboard, double glazed skylight window.

**Master bedroom One 6.6m max x 5.4m max (21'8" max x 17'9" max)**

Central heating radiator, double glazed skylight window, door to en suite shower room, door to walk in wardrobe, television point. Positioned to the front.



**Master Bedroom One Additional view**



**Master Bedroom One Additional view****En-suite shower room 2.84m x 1.37m (9'4" x 4'6")**

Fully tiled independent double walk in shower cubicle, vanity wash basin, low flush w.c, part tiled to the walls, tiled flooring, PVCu double glazed window, heated towel radiator, shaver point, down light to ceiling.

**Outside**

Double width driveway to the front provides off road parking, to the rear is a fully enclosed garden with paved patio and lawn.

**Outside Additional View****Location**

From our Garforth Office turn left onto Main Street, follow this road, which in turn leads to Lidgett Lane. At the traffic lights, turn left onto Selby Road, following the road through the traffic lights where the Crusader pub is on your left. Follow the road up Garforth Cliff, taking the first turning left onto Bluebell Avenue.

**Viewing Arrangements**

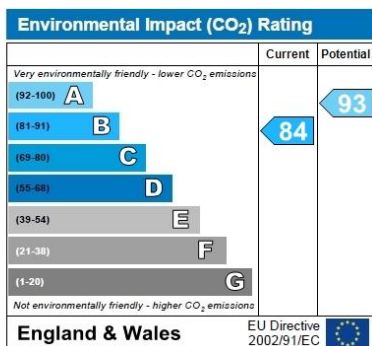
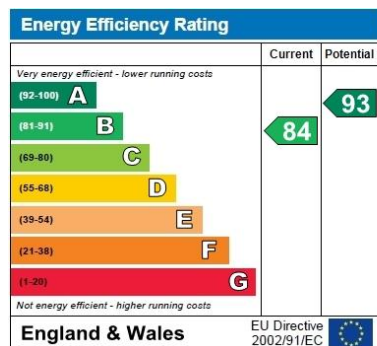
Please contact Agent's Garforth Office on (0113) 2864276.

**Important Notice**

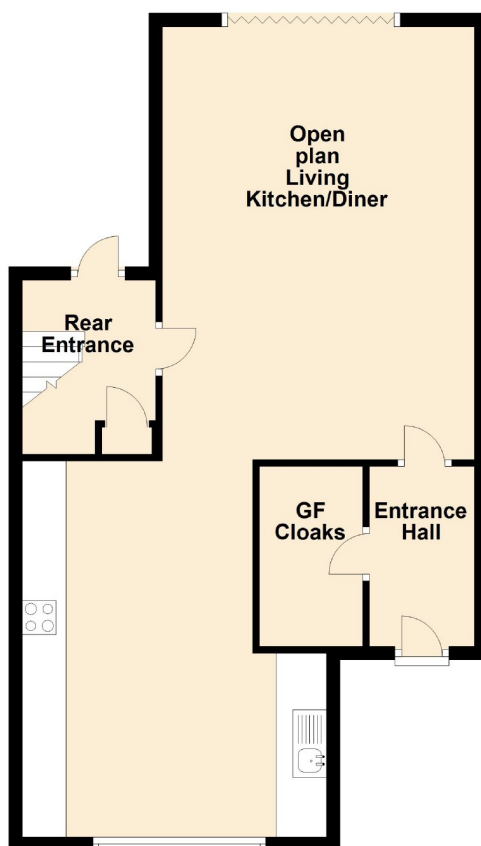
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### Purchasing Procedures

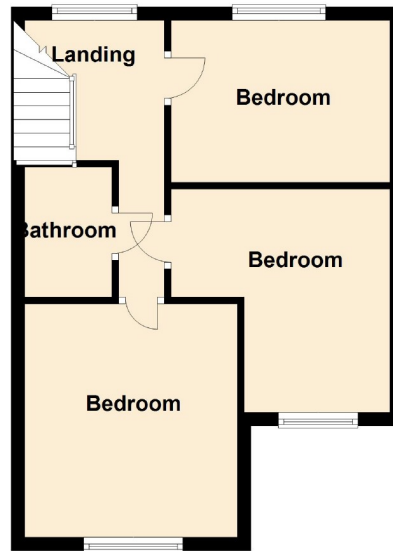
Once you are interested in purchasing this property, please call at our local office to make your offer. This should be done before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else and survey and legal fees being unnecessarily incurred. In compliance with the Estate Agents (Undesirable Practices) (No 2) Order 1991, we are under an obligation to check into a purchaser's financial situation before recommending an offer to a Vendor. Therefore, prior to any offer being accepted you will be required to make an appointment in order for us to financially qualify your offer. If you are making a cash offer which is not subject to the sale of a property, written confirmation of the availability of the cash will be required before your offer can be qualified. MIKE DOBSON (ESTATE AGENTS) LTD offer a comprehensive, independent mortgage services which is free of charge to both Vendors and Purchasers.



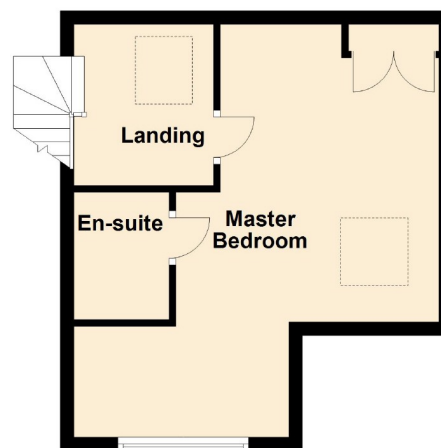
### Ground Floor



**First Floor**



**Second Floor**





**10 Bluebell Avenue**





10 Bluebell Avenue



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